

BOUNTIFUL CITY COUNCIL MEETING

TUESDAY, MARCH 24, 2015

Work Session – 6:00 p.m.

Regular Meeting – 7:00 p.m.

NOTICE IS HEREBY GIVEN that the City Council of Bountiful, Utah will hold its regular Council meeting at City Hall, 790 South 100 East, Bountiful, Utah, at the time and on the date given above. The public is invited to both the Work Session and Regular Meeting. Deliberations will occur in both meetings. Persons who are disabled as defined by the Americans With Disabilities Act may request an accommodation by contacting the Bountiful City Manager at 801.298.6140. Notification at least 24 hours prior to the meeting would be appreciated.

If you are not on the agenda, the Council will not be able to discuss your item of business until another meeting. For most items it is desirable for the Council to be informed of background information prior to consideration at a Council meeting. If you wish to have an item placed on the agenda, contact the Bountiful City Manager at 801.298.6140.

AMENDED AGENDA

Work Session – 6:00 p.m.

1. Bountiful City Branding Project – Mr. Alan West and i4 Solutions
2. Tennis Court Policy Resolution – Mr. Brock Hill

Regular Meeting – 7:00 p.m.

1. Welcome, Pledge of Allegiance and Thought/Prayer
2. Approve minutes of previous meeting – February 24, 2015
3. Council Reports
4. Youth Council Report
5. Consider approval of weekly expenditures > \$1,000 paid February 19, 25, March 5 & 12, 2015
6. Consider approval of Resolution 2015-05 regulating the use of City tennis courts – Mr. Brock Hill
7. Consider approval of a bid from Northern Power for 21 Ermco Transformers in the amount of \$54,858 – Mr. Alan Farnes
8. Consider approval of a bid from Alles & Associates/Powell Industries for a metal-clad switch gear in the amount of \$536,744 – Mr. Alan Farnes
9. Consider approval of the preliminary and final site plan for a specialty grocery store located at 55 West 500 South, Leadership Circle LLC, applicant – Mr. Chad Wilkinson
10. Consider final approval of the Old Orchard subdivision plat, Mr. Brian Knowlton, applicant – Mr. Paul Rowland
11. Consider final approval of the Deer Hollow at Stone Creek subdivision plat, Ms. Joan Peterson, applicant – Mr. Paul Rowland
12. Consider approval of the purchase of a Pitney Bowes DI500 folder/inserter in the amount of \$20,228.28 and an annual maintenance fee of \$1,970 – Mr. Tyson Beck
13. Consider approval of Sidewalk Café Ordinance 2015-09 – Mr. Russell Mahan
14. ***Consider approval of the preliminary and final Third North PUD plat – Mr. Paul Rowland***
15. Adjourn to a closed session to discuss the acquisition or sale of real property, pending litigation and/or to discuss the character and/or competency of an individual(s) (Utah Code §52-4-205).


City Recorder

Council Staff Report

Item #

Subject: Preliminary and Final PUD Plat approval Third North PUD
Author: City Engineer, Paul Rowland
Address: 182 West 300 North
Date: March 24, 2015



Background

The home owners association of the 300 North Condominiums is requesting preliminary and final PUD conversion approval for their four unit condominium located at 182 W. 300 North St. This is an existing four unit town home style condominium development which is now requesting PUD status so that the word condominium can be removed from the development's name.

Analysis

This development met the requirements for parking and landscaping when it was granted site plan approval and has continued as a legal four unit condominium since. The Bountiful City Zoning Ordinance provides that "any legally existing multi-family development...that does not have vertically stacked units may be platted as a PUD development regardless of whether or not it was developed under current or previous iterations of the Planned Development Overlay Zone". One of the requirements for conversion is that the development must have at least 4 units , which this proposal meets.

Department Review

This has been reviewed by the Engineering, Planning and Legal Departments.

Significant Impacts

This change will have no impacts.

Recommended Action

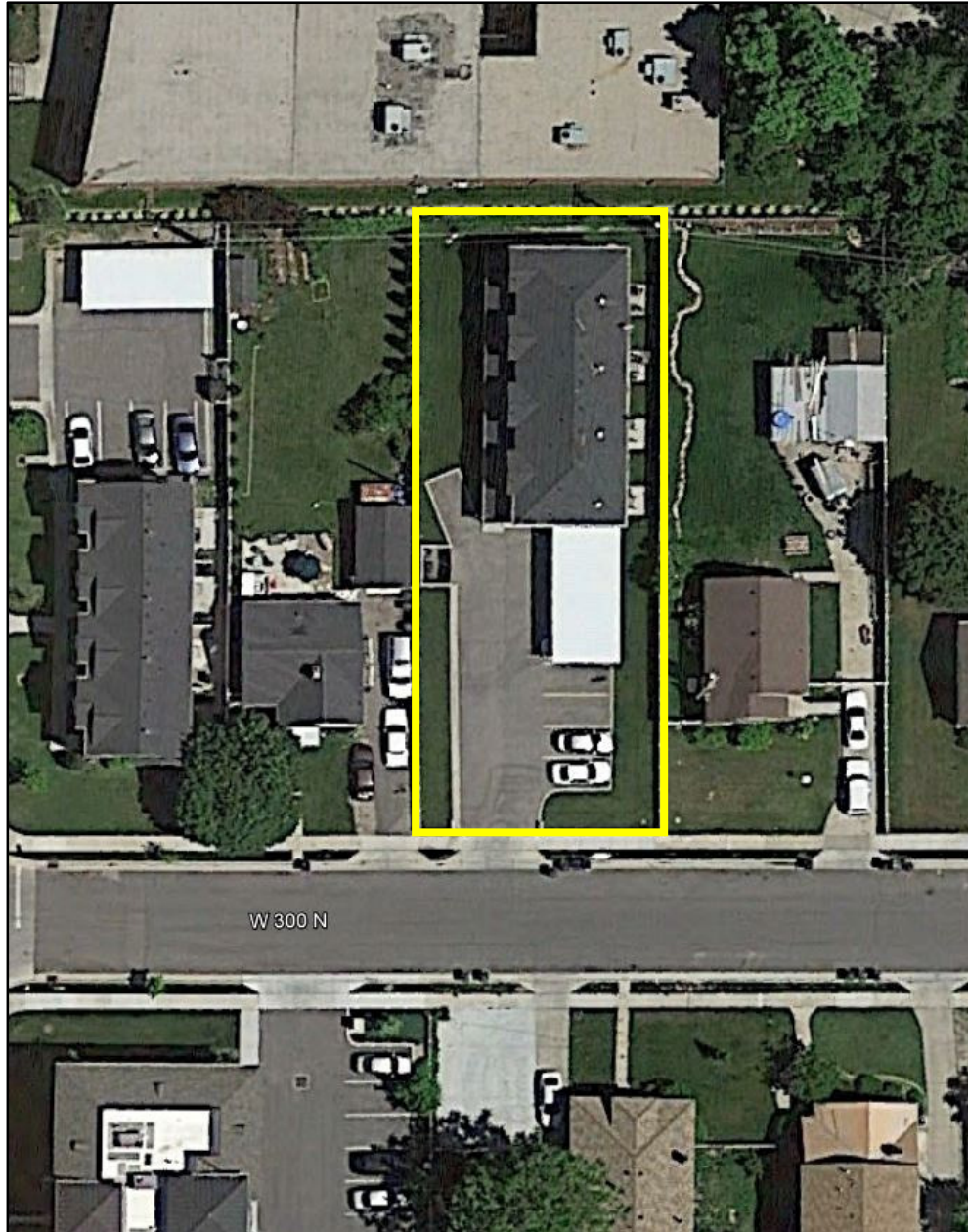
The Planning Commission sends a unanimous recommendation for preliminary and final PUD plat approval for the Third North PUD with the following conditions:

1. Submit a current Title Report.
2. Make any and all other redline corrections.











Attachments

1. Aerial photo showing location of development.
2. Plat of the proposed PUD.

Aerial Photo of Third North PUD Site



LEGEND

-  = SECTION CORNER
 = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
 = FOUND CENTERLINE MONUMENT
 = FOUND REBAR
 = BOUNDARY LINE
 = STREET CENTERLINE
 = SECTION TIE LINE
 = PRIVATE OWNED AREA
 = LIMITED COMMON AREA
 = COMMON AREA

Third North P.U.D. A Planned Unit Development

PART OF LOTS 2 & 5, BLOCK 54, PLAT A, BOUNTIFUL TOWNSITE SURVEY
PART OF THE NW QUARTER AND THE SW QUARTER OF SECTION 19, T.2N., R.1E., S.L.B.&M., U.S. SURVEY
BOUNTIFUL CITY, DAVIS COUNTY, UTAH
MARCH, 2015

PRELIMINARY

WEST QUARTER CORNER
OF SECTION 19,
TOWNSHIP 2 NORTH,
RANGE 1 EAST, SALT
LAKE BASE AND
MERIDIAN, U.S. SURVEY

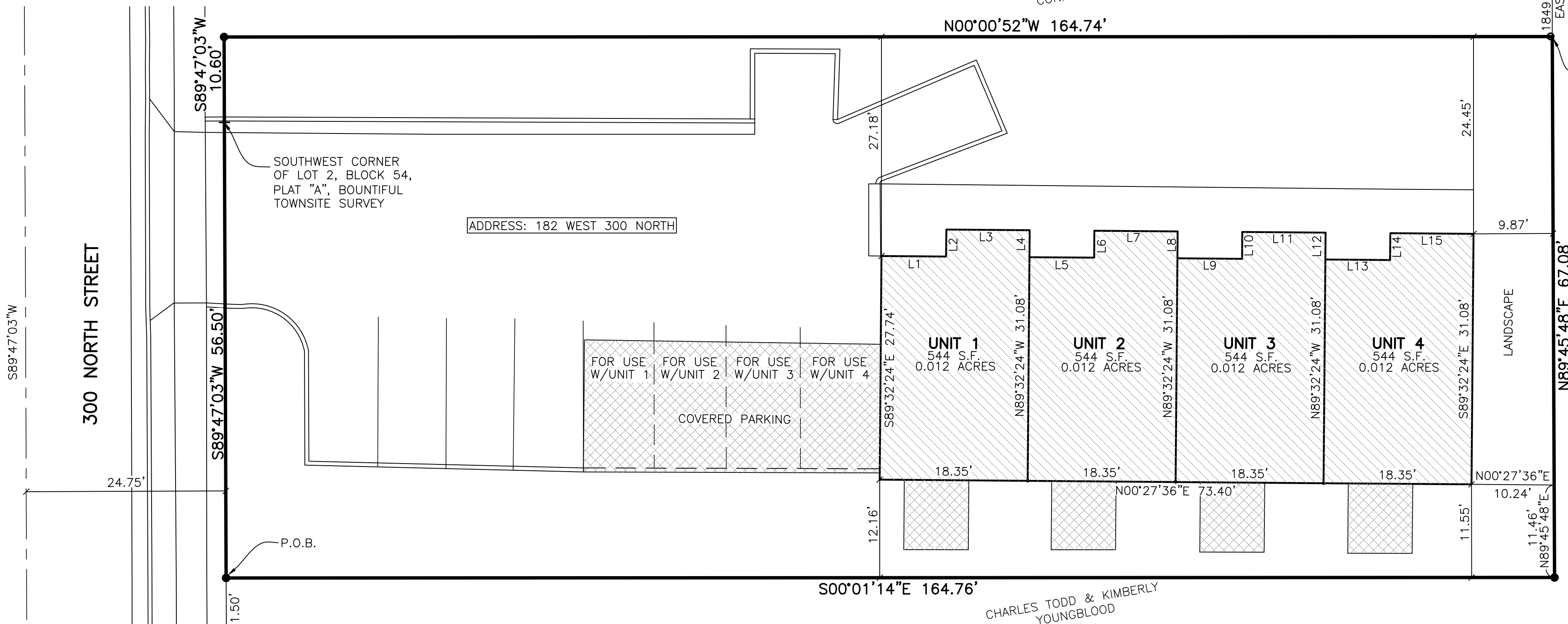
NORTH 23.09'

CONNIE M. DORSEY

N00°00'52"W 164.74'

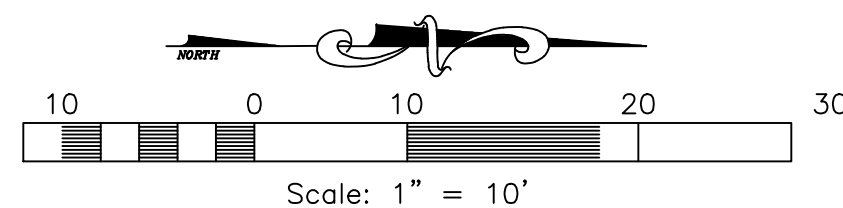
FOUND REBAR 0.2'
SOUTH OF BOUNDARY
CORNER (MARKED
"CAPBYRD &
ASSOCIATES")

SDSC INVESTMENTS



LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°27'36"W	8.02'
L2	N89°32'24"W	3.34'
L3	N00°27'36"E	10.33'
L4	S89°32'24"E	3.34'
L5	S00°27'36"W	8.02'
L6	S89°32'24"E	3.34'
L7	N00°27'36"E	10.33'
L8	S89°32'24"E	3.34'
L9	N00°27'36"E	8.02'
L10	N89°32'24"W	3.34'
L11	N00°27'36"E	10.33'
L12	S89°32'24"E	3.34'
L13	S00°27'36"W	8.02'
L14	N89°32'24"W	3.34'
L15	N00°27'36"E	10.33'



BOUNDARY DESCRIPTION

PART OF LOTS 2 & 5, BLOCK 54, PLAT A, BOUNTIFUL TOWNSITE SURVEY ALSO BEING PART OF THE NW QUARTER AND THE SW QUARTER OF SECTION 19, T.2N., R.1E., S.L.B.&M., U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 300 NORTH STREET, SAID POINT BEING N89°58'45"E 49.50 FEET AND S00°01'36"E 24.59 FEET AND N89°47'03"E 471.50 FEET FROM THE FOUND CENTERLINE MONUMENT AT 300 NORTH & 100 WEST; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSE: (1) S89°47'03"W 56.50 FEET TO THE SOUTHWEST CORNER OF LOT 2, BLOCK 54, PLAT "A", BOUNTIFUL TOWNSITE SURVEY; (2) S89°47'03"W 10.60 FEET; THENCE N00°00'52"W 164.74 FEET; THENCE N89°45'48"E 67.08 FEET; THENCE S00°01'14"E 164.76' TO THE NORTHERLY RIGHT-OF-WAY OF 300 NORTH STREET AND THE POINT OF BEGINNING.

CONTAINING 11,053 SQUARE FEET OR 0.254 ACRES

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE LINE BETWEEN THE FOUND CENTERLINE MONUMENT AT 300 NORTH AND 100 WEST AND FOUND CENTERLINE MONUMENT AT 400 NORTH AND 100 WEST. SHOWN HEREON AS: N00°01'15"W

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CONVERT THIRD NORTH CONDOMINIUMS PLAT INTO A PLANNED RESIDENTIAL UNIT DEVELOPMENT PLAT. BOUNDARY CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". THE BOUNDARY IS BASED ON THE THIRD NORTH CONDOMINIUM PLAT DATED AUGUST 17, 2004.

BOUNTIFUL CITY PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 20____, BY THE BOUNTIFUL CITY PLANNING COMMISSION.

PLANNING DIRECTOR

BOUNTIFUL CITY ENGINEER

APPROVED THIS _____ DAY OF _____, 20____, BY THE BOUNTIFUL CITY ENGINEER.

BOUNTIFUL CITY ENGINEER

BOUNTIFUL CITY COUNCIL

PRESENTED TO THE BOUNTIFUL CITY COUNCIL THIS THE _____ DAY OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

BOUNTIFUL CITY MAYOR _____ ATTEST: _____ CITY RECORDER

BOUNTIFUL CITY ATTORNEY

APPROVED BY THE BOUNTIFUL CITY ATTORNEY THIS THE _____ DAY OF _____, 20____.

BOUNTIFUL CITY ATTORNEY

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC

UTILITY APPROVAL

SO. DAVIS SEWER IMP. DISTRICT: _____ DATE: _____
BOUNTIFUL LIGHT & POWER: _____ DATE: _____
BOUNTIFUL CITY WATER: _____ DATE: _____
CENTURYLINK: _____ DATE: _____
COMCAST: _____ DATE: _____
BOUNTIFUL IRRIGATION: _____ DATE: _____
QUESTAR GAS: _____ DATE: _____

PROJECT INFORMATION

Surveyor: C. ANDERSON Project Name: THIRD NORTH P.U.D.
Designer: E. ROCHE Number: 6481-01
Begin Date: 12-09-2014 Scale: 1"=10'
Revision: 03-10-2015
Checked: _____



SURVEYOR'S CERTIFICATE

I, CHAD A. ANDERSON, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF THIRD NORTH P.U.D. IN BOUNTIFUL CITY, DAVIS COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE DAVIS COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF BOUNTIFUL CITY, DAVIS COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

7736336

UTAH LICENSE NUMBER

CHAD A. ANDERSON

OWNERS DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED LAND, HAVING CAUSED THE SAME TO THE SUBDIVIDED INTO LOTS AND STREETS TO BE KNOWN AS THIRD NORTH P.U.D., DO HEREBY DEDICATE FOR THE PERPETUAL USE OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE INCLUDING COMMON AND LIMITED COMMON AREAS AS PUBLIC UTILITY EASEMENTS, AND DO WARRANT TO THE CITY THAT THE SAME ARE FREE OF ALL ENCUMBRANCES THAT COULD INTERFERE WITH THEIR USE AS HEREIN DEDICATED.

SIGNED THIS _____ DAY OF _____, 20____.

TOWA M LINDQUIST
(UNIT 1)BRANDON D HANSON
(UNIT 2)ALICIA P HANSON
(UNIT 2)BENJAMIN B HORSLEY
(UNIT 3)HEIDI HORSLEY
(UNIT 3)JORDAN GRIFFETH
(UNIT 4)SHAWNEE GRIFFETH
(UNIT 4)

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC

DAVIS COUNTY RECORDER

ENTRY NO. _____ FILED FOR RECORD
AND RECORDED, _____ AT
_____ IN BOOK _____ OF
THE OFFICIAL RECORDS, PAGE _____

RECORDED FOR:

DAVIS COUNTY RECORDER

DEPUTY,